



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

MEDICAL/OFFICE
FOR LEASE



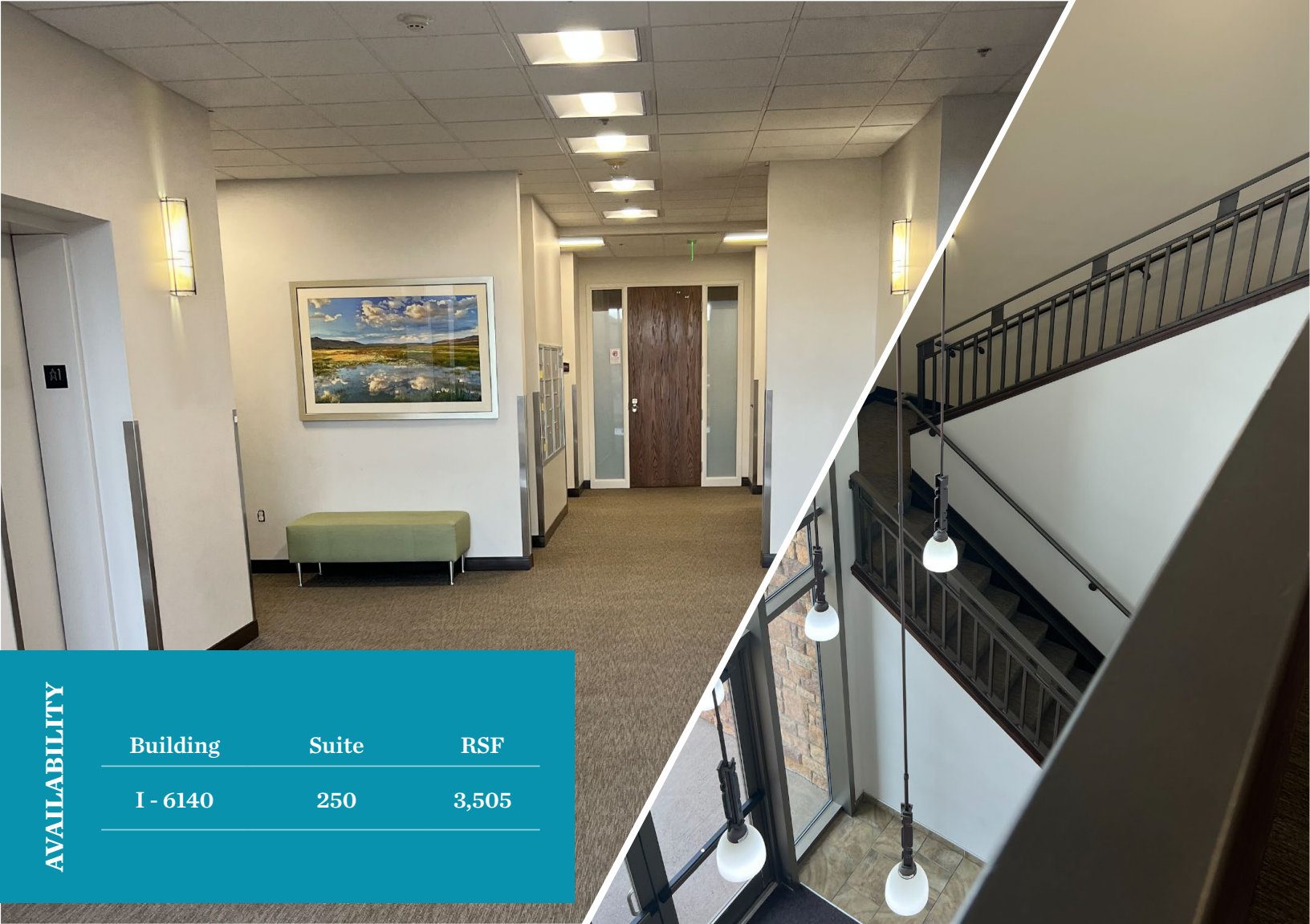
6140 & 6160 TUTT BLVD

POWERS PROFESSIONAL CENTER

COLORADO SPRINGS, CO 80923



HEALTHCARE
REALTY



AVAILABILITY

| Building | Suite | RSF |
|----------|-------|-------|
| I - 6140 | 250 | 3,505 |

SIZE:

6140: 36,720 SF
6160: 34,210 SF

LEASE RATE:

From \$19.00 per RSF NNN

EXPENSES:

6140: \$13.79 per RSF
(2025 estimate)

PARKING RATIO:

5 spaces per 1,000 RSF

STORIES:

2

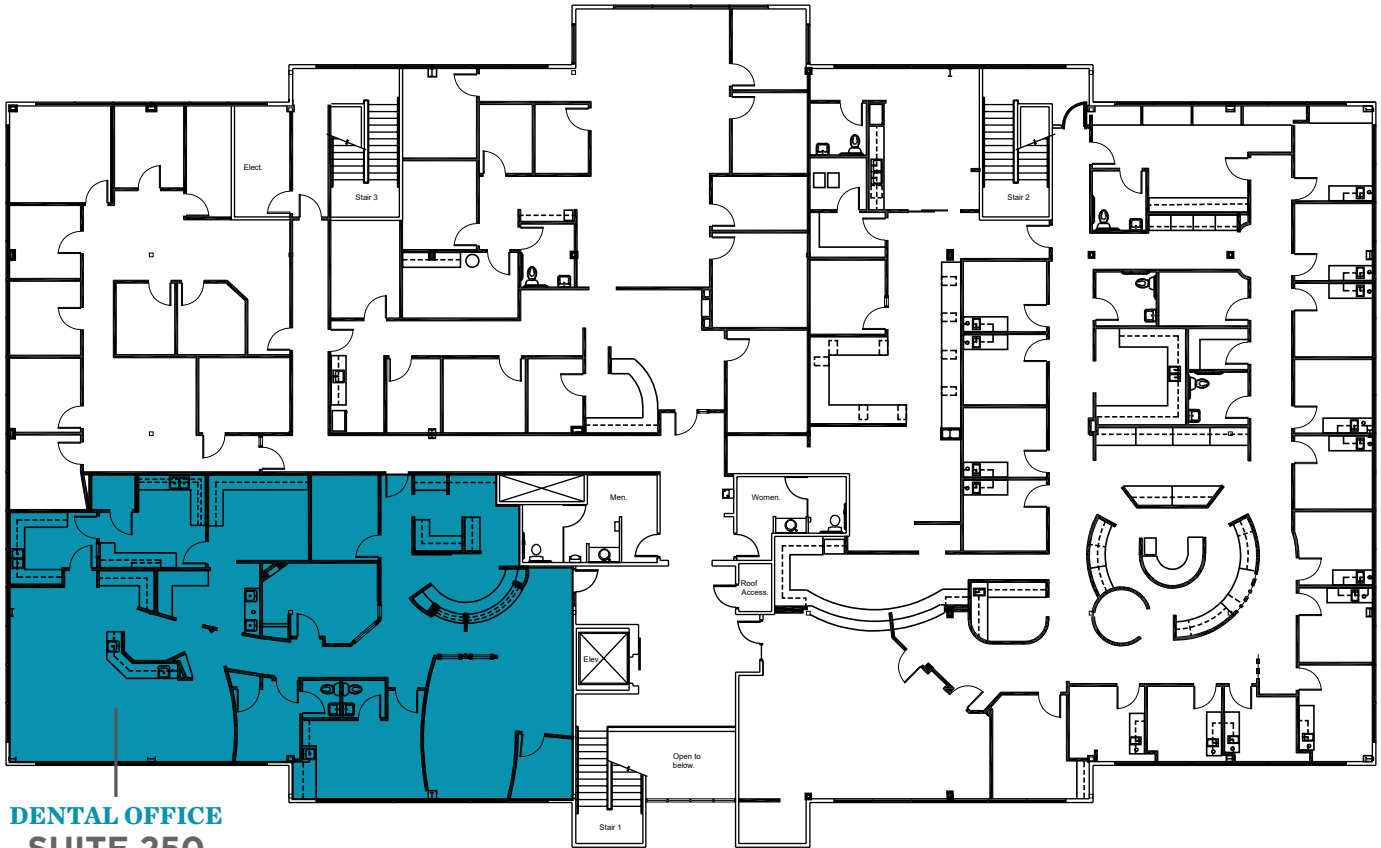
YOC:

6140: 2003
6160: 2005

- Class-A Medical Office buildings
- 7 minutes to Penrose St. Francis
- Located off of Tutt Boulevard, with easy access to Powers Boulevard and surrounded by plentiful amenities
- 10 minutes to Memorial Hospital North & Children’s Hospital
- Generous Tenant Improvement Packages
- Strong demographics and traffic counts

6140

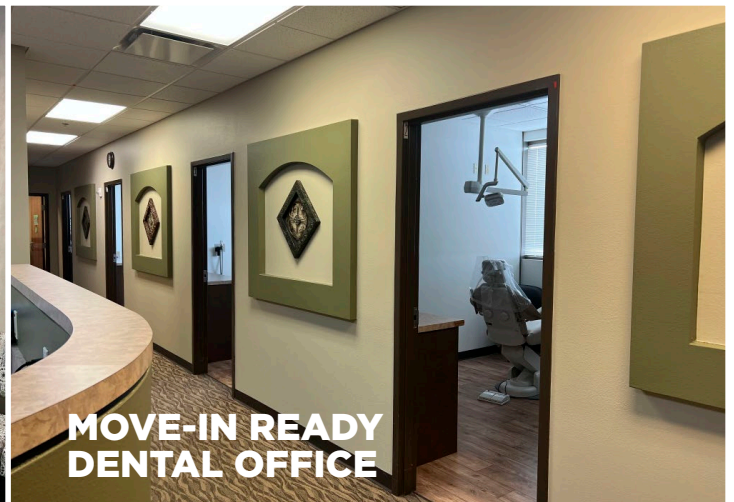
2nd Floor



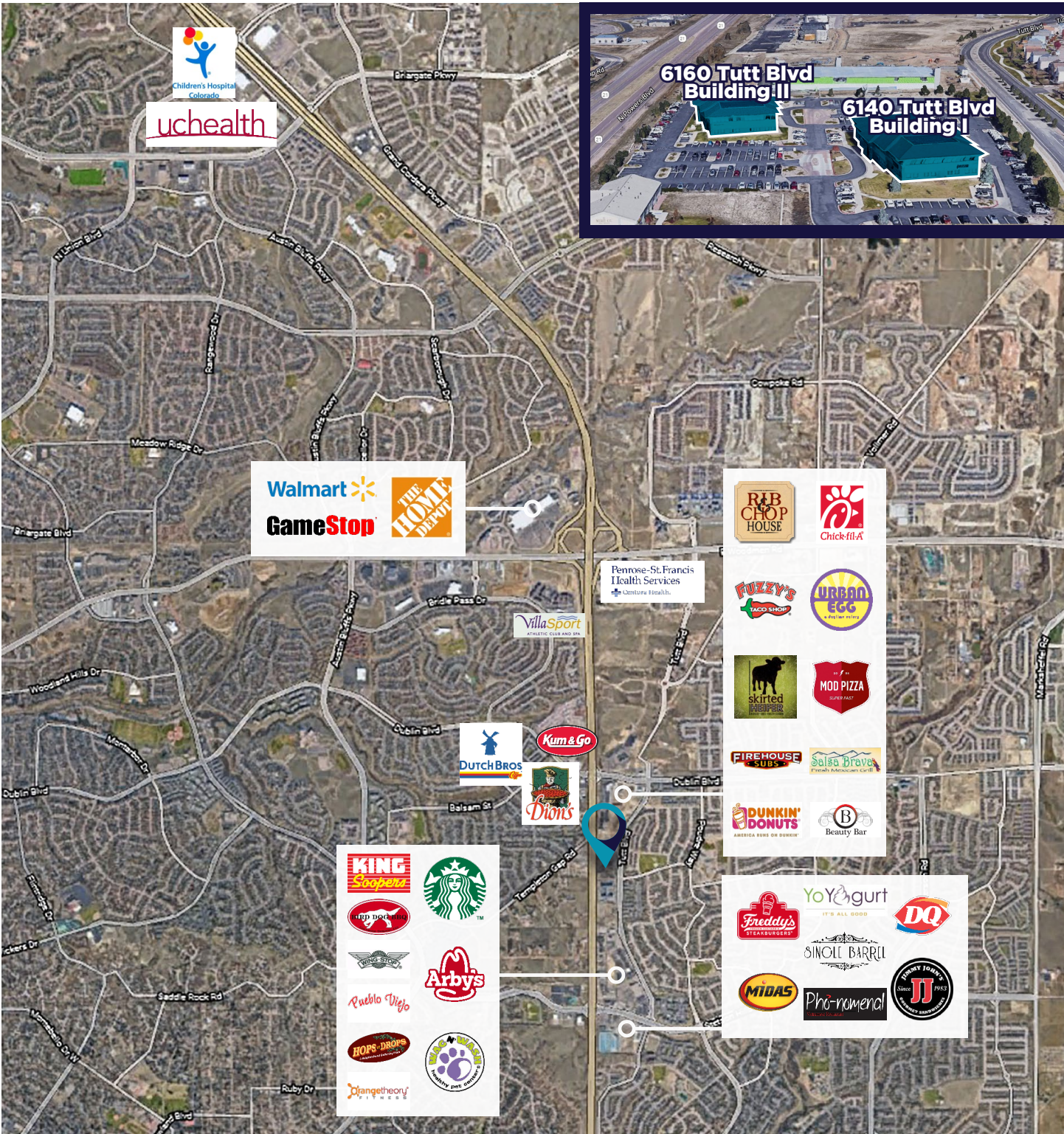
DENTAL OFFICE
SUITE 250
3,505 RSF



SUITE 250



MOVE-IN READY
DENTAL OFFICE



CONTACT INFORMATION

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